

Executive Meeting

On 21 March 2005

**Report Title:** Review of the Local Development Scheme**Forward Plan reference number:****Report of:** Anne Fisher, Director of Environmental Services**Wards(s) affected:** All**Report for:** (Non) Key Decision**1. Purpose**

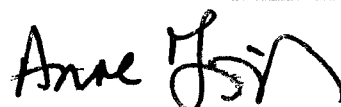
- 1.1 To approve the first review of the Local Development Scheme for submission to the Government Office for London.

**2. Introduction by Executive Member**

- 2.1 As part of the LDF (Local Development Framework), a portfolio of planning policy documents to replace the Unitary Development Plan, the Council is required to submit a Local Development Scheme (LDS).
- 2.2 This report is brought to members for approval of the review of the LDS (Local Development Scheme) due for submission to the Government Office for London.

**3. Recommendations**

- 3.1 To approve the first review of the Local Development Scheme, attached as Appendix 1, for submission to the Government Office for London.
- 3.2 To delegate power to the Executive Member for Enterprise and Regeneration in consultation with the Assistant Director (PEPP) to approve any changes required prior to submission.
- 3.3 To bring the revised Local Development Scheme into immediate effect, subject to the Government Office for London confirming that they do not wish to issue a Direction under the Town and Country Planning (Local Development) (England) Regulations 2004.

**Report Authorised by:** Anne Fisher

**Contact Officer:** Malcolm Souch, Planning Policy Team Leader (extension 5590)

#### **4. Executive Summary**

- 4.1 The Council is required under the Planning and Compulsory Purchase Act 2004 to prepare a Local Development Framework (LDF). The LDF is a portfolio of planning policy documents, which will replace the Unitary Development Plan. As part of the LDF, the Council is required to submit, and keep up-to-date, a Local Development Scheme (LDS).
- 4.2 The LDS is a 'rolling' three-year project plan, which sets out a work programme for the new planning policy documents. The first Local Development Scheme was submitted to Government Office for London on 22 March 2005. The LDS came into effect on 5 September 2005.
- 4.3 The LDS includes an overall timetable for the preparation of the LDF and milestones for individual documents. The Council's Annual Monitoring Report will monitor progress on the timetable and the milestones contained in the LDS. The next AMR will be submitted to the Government Office for London in December 2006. It will monitor the financial year 2005/06.
- 4.4 The submission of a revised LDS is subject to Best Value Performance Indicators (BV200b and BV200c) on plan-making and will influence future awards of Planning Delivery Grant. Therefore, it is essential that the LDS is updated to reflect accurate milestones for the LDF.

#### **5. Reasons for any change in policy or for new policy development**

- 5.1 The Town and Country Planning (Local Development) (England) Regulations 2004 require local authorities to produce a 'rolling' three-year project plan for their Local Development Frameworks. The format and content of the LDS is largely prescribed by the regulations and by Planning Policy Statement 12: Local Development Frameworks.

#### **6. Local Government (Access to Information) Act 1985**

- 6.1 The following documents were used in the preparation of this report:-

- Haringey's Local Development Scheme, March 2005
- Town and Country Planning (Local Development) (England) Regulations 2004
- Planning Policy Statement 12: Local Development Frameworks (ODPM, September 2004)

#### **7. Background**

- 7.1 The Local Development Framework (LDF) will comprise a folder of documents, known as Local Development Documents, which will replace the Unitary

Development Plan. These documents are divided into three types:- Development Plan Documents, Supplementary Planning Documents and other documents, such as a Statement of Community Involvement and an Annual Monitoring Report.

- 7.2 The Local Development Scheme (LDS) is a project plan, which sets out a work programme for preparing the Local Development Framework. The current LDS covers a three-year period up to April 2008. The revised LDS will cover a period up to April 2009. A revision of the LDS requires approval by the Executive and submission to the Government Office for London.
- 7.3 The main purpose of the Local Development Scheme is to provide a starting point for the community to find out about the Council's planning policies and proposals in respect of a particular area or topic, what plans the Council intends to produce in the future and when they can get involved in this process. The LDS identifies the planning documents to be prepared, the timetable and milestones for their production, the evidence base required and the resources available.
- 7.4 The Annual Monitoring Report will monitor progress on the Local Development Framework against the milestones set out in the Local Development Scheme. If changes to the timetable are necessary or a document is added or removed from the work programme, then this requires a formal revision of the LDS.
- 7.5 For local planning authorities who are continuing with the preparation of a UDP under the 1999 development plan regulations, the milestone stages for the purposes of the Best Value Performance Indicator BV200b are the UDP inquiry, the proposed modifications and adoption.
- 7.6 Development Plan Documents (DPDs) will replace the UDP and will have statutory development plan status under the Planning and Compulsory Purchase Act 2004. The key milestones for DPDs and the Statement of Community Involvement (SCI) are the draft SCI / DPD preferred options stage (regulation 26), submission (regulation 28), examination and adoption. Supplementary Planning Documents (SPDs) elaborate on policies contained in Unitary Development Plan / Development Plan Documents. The key milestones for SPDs are public consultation (regulation 17) and adoption.
- 7.7 The new UDP will provide the borough with an up-to-date set of planning policies. Therefore, the LDS focuses on the production of supplementary planning documents, particularly on those providing guidance on key sites and regeneration areas – Haringey Heartlands and Tottenham International. Following discussion with the Government Office for London, the revised LDS includes a timetable for the preparation of a Core Strategy, which will replace the UDP in June 2009.
- 7.8 The details of the new timescales are provided in the revised version of the Local Development Scheme, which is attached as Appendix 1 to this report. The overall timetable for the LDF will take approximately six months longer than originally planned.

## **8. Main changes to the Local Development Scheme**

8.1 The main changes to the approved Local Development Scheme are related to the preparation timescales for the following documents:

- Unitary Development Plan
- Supplementary Planning Guidance
- Statement of Community Involvement
- Wood Green Masterplan Supplementary Planning Document
- Lawrence Road Supplementary Planning Document
- Joint Waste Development Plan Document

8.2 The following documents are added to the Local Development Scheme:

- Haringey Heartlands Detailed Masterplan Supplementary Planning Document
- Tottenham Hale Urban Centre Masterplan Supplementary Planning Document
- Civic Centre Supplementary Planning Document
- Sustainable Design and Construction Supplementary Planning Document
- Conservation Area Supplementary Planning Documents
- A Core Strategy

8.3 The Alexandra Park and Palace Supplementary Planning Document has been deleted from the revised LDS because of uncertainty over whether a planning brief is required.

### **8.4 Unitary Development Plan and Supplementary Planning Guidance**

The LDS has been revised to reflect the following milestones:

- The UDP Inquiry ran from 19 April – 13 September 2005.
- Responses to the Inspector's report and proposed modifications will be subject to public consultation for six weeks in April / May 2006.
- The new UDP will be adopted by the Council in June 2006.
- All draft supplementary planning guidance will be adopted in November 2006 – the revised LDS provides a list of SPG to be adopted.

### **8.5 Statement of Community Involvement (SCI)**

The SCI sets out the standards for involving local communities in the preparation of Local Development Documents and development control decisions. The timetable for the SCI has been revised to allow for more preparation and informal consultation prior to the statutory consultation stages. The timetable has been revised accordingly:

- Preparation on the draft SCI will continue up to September 2006, with a questionnaire and pre (statutory) consultation involving workshops, focus groups and capacity building with target groups.
- Between September and December 2006, a draft Statement of Community Involvement will be published for two formal statutory consultation periods.
- The SCI will be submitted to the Secretary of State in March 2007, examined in November 2007 and adopted in March 2008.

8.6 Wood Green Metropolitan Centre Strategy Supplementary Planning Document

The SPD will seek to provide a comprehensive planning framework and policies for the enhancement and regeneration of Wood Green Metropolitan Centre. It will also incorporate plans and proposals in the adjacent Haringey Heartlands Masterplan. The timescale for the SPD has been dependent on the preparation of a town centre masterplan. This masterplan will form the initial evidence base for the strategy and is due to be published in June 2006. Therefore, the milestones have been revised accordingly:

- Consultation on the draft SPD - April 2007
- Adoption of the SPD – August 2007

8.7 Lawrence Road and Wood Green Civic Centre Supplementary Planning Documents

These planning briefs guide the mixed use redevelopment of two key sites in Haringey. The SPDs follow roughly the same timetable to allow for a single sustainability appraisal reporting process. Therefore, the LDS includes the following milestones:

- Preparation of draft SPDs, including sustainability appraisals – November 2005
- Public consultation on draft SPDs – August / September 2006
- Adoption of SPDs – December 2006

8.8 Joint Waste Development Plan Document

Unitary authorities are required under the Planning and Compulsory Purchase Act 2004 to produce a Waste Development Plan Document for their area. The Council has agreed to prepare a Joint Waste Development Plan Document plan with six other north London boroughs that make up the North London Waste Authority area. The document will provide waste projections and identify the mix and location of waste facilities needed in the sub-region.

8.9 It is anticipated that the document will take at least three years to produce and will be adopted in 2009. A study was completed in May 2005 and sets out a framework for the preparation of the joint document. The timetable for the preparation of document still remains to be agreed by the seven boroughs. A detailed timetable will be included in the next revision of the Local Development Scheme.

8.10 Haringey Heartlands Detailed Masterplan Supplementary Planning Document

A development framework was adopted as supplementary planning guidance in April 2005. A masterplan is currently being prepared to bring about comprehensive redevelopment of the area, in partnership with the London Development Agency and the Greater London Authority. The LDS has been revised to reflect progress on the master planning work, but at this stage no detailed timetable is included.

8.11 Tottenham Hale Urban Centre Masterplan Supplementary Planning Document

The LDS has been revised to reflect progress on the master planning work. A consultation draft development framework for a wider Tottenham International area was published in September 2003. The master planning work focuses on creating a high density, sustainable and mixed use urban centre at Tottenham Hale. The masterplan is being developed in partnership with the London Development Agency, the Greater London Authority and Transport for London. The LDS has been revised to reflect progress on the master planning work. The key dates are as

follows:

- Preparation of draft SPD, including sustainability appraisal – November 2005
- Public consultation on draft SPD – September 2006
- Adoption of SPD – April 2007

#### 8.12 Sustainable Design and Construction Supplementary Planning Document

The SPD will supplement emerging UDP policy UD1A on sustainable design and construction and will replace Supplementary Planning Guidance 9a, 'Sustainability Statement'. The SPD will provide guidance on environmental aspects on sustainable development and will encourage developers to incorporate sustainable design and adopt environmentally-friendly construction methods and practices. This SPD has been included in the revised LDS, with the following milestones:

- Preparation of the draft SPD to begin in September 2006.
- Public consultation on draft SPD – January 2007
- Adoption of SPD – May 2007

#### 8.13 Conservation Area Supplementary Planning Documents

This SPD will supplement UDP conservation policies. Character appraisals will be prepared for all of the borough's 28 Conservation Areas. These appraisals provide background evidence for future SPDs, which will address the designation and management of Conservation Areas. Conservation Area character appraisals and management proposals are subject to Best Value Performance Indicators (BV219b and BV219c). It is intended that the SPDs will be developed in tranches and the conservation areas will be combined where possible. This work is ongoing and a work programme will be developed. In the first instance, priority will be given to the six conservation areas in Tottenham High Road. This first SPD has been included in the revised LDS, with the following milestones:

- Preparation of the draft SPD to begin in September 2006
- Public consultation on draft SPD – January 2007
- Adoption of SPD – May 2007

#### 8.14 Core Strategy

The Core Strategy will include housing targets derived from the London Plan and broad locations for the delivery of new housing and other strategic development needs. It will contain new development control policies and could include site allocations and site specific policies. When adopted, the UDP policies are automatically saved for at least three years. Therefore, background work will start on a Core Strategy in 2008/09, which when adopted will replace the UDP. Background work on a Core Strategy will build on and update research carried out as part of the UDP process. Following discussions with the Government Office for London, a timetable for the preparation of the Core Strategy has been included in the revised LDS, as follows:

- Preparation of the draft Core Strategy will begin in September 2006
- Public consultation on the draft Core Strategy ('preferred options') including sustainability appraisal / strategic environmental assessment - April 2008
- The Core Strategy will be submitted to the Secretary of State in September 2008, examined in March 2009 and adopted in June 2009.

**9. Consultation**

- 9.1 The Local Development Scheme is a project plan which is not subject to public consultation. Once a revised LDS is submitted to the Government Officer for London and comes into effect, it will be made publicly available at Council's offices and published on the website.

**10. Summary and Conclusion**

- 10.1 The revision of the Local Development Scheme is necessary in order to comply with the new planning regulations. It is therefore recommended that the first review of the LDS be approved for submission to the Government Office for London, and be brought into effect immediately upon receiving a notice from the Government Office for London that they do not wish to intervene.

**11. Recommendation**

- 11.1 To approve the first review of the Local Development Scheme, attached as Appendix 1, for submission to the Government Office for London.
- 11.2 To delegate power to the Executive Member for Enterprise and Regeneration in consultation with the Assistant Director (PEPP) to approve any changes required prior to submission.
- 11.3 To bring the revised Local Development Scheme into immediate effect, subject to the Government Office for London confirming that they do not wish to issue a Direction under the Town and Country Planning (Local Development) (England) Regulations 2004.

**12. Comments of the Director of Finance**

- 12.1 Resources have been approved in the Council's budget setting process, £75k in each of the next two financial years 2006/07 and 2007/08, to develop and adopt the Local development scheme. The cost of developing, reviewing and adopting the LDS must be contained within the approved budget.

**13. Comments of the Head of Legal Services**

- 13.1 The Head of Legal Services has been consulted and only wishes to emphasise that it is important that this Executive Decision is taken before the end of March (the end of the current Municipal year) for future annual monitoring.

**14. Equalities Implications**

- 14.1 The Local Development Scheme is a project plan for planning documents which will address equalities and diversity.

**15. Use of Appendices / Tables / Photographs**

- 15.1 Appendix 1: Revised Local Development Scheme

